

## NORFOLK CITY PLANNING COMMISSION –ITEM NOS. 1 A AND B

PUBLIC HEARING DATE: MAY 23, 2002

### STAFF REPORT-DEPARTMENT OF PLANNING

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#### PART 1: APPLICATION DESCRIPTION:

##### Nature of Application:

- A. Text Amendment: Create a new zoning district entitled WaterMark Planned Development (PD-Watermark).
- B. Change of Zoning: From MHP (Manufactured Home Park) to WaterMark Planned Development (PD-Watermark).

Location: Properties generally bounded on the north by Pretty Lake, on the east by Shore Drive, on the south by the western prolongation of Dunning Road and on the west by Pretty Lake.

Applicant: City of Norfolk and WaterMark Development, LLC

##### Description of proposed amendment:

The purpose of the text amendment and the change of zoning are to facilitate the transition of this site from a trailer park to a multiple-family condominium community. The approximately 31-acre site is to be redeveloped with not more than 240 units at a density for any single parcel not to exceed 24 units per acre.

The development proposes to create 4 story residential structures with affiliated uses, such as a marina and community/recreation center for use by the residents and guests of WaterMark. Incidental commercial uses to the marina and recreation use are proposed and limited to maximum gross floor area of 5,000 square feet. Parking for the development will be provided at 2.5 spaces per dwelling unit to include on-street parking.

#### PART 2: ANALYSIS/EVALUATION:

##### General Plan Impact:

The General Plan depicts the site as medium density multiple-family. The proposed Overlay District is consistent with the General Plan.

**Zoning Impact:**

The intent of the proposed regulations is to facilitate the development of a condominium community that will be compatible with existing residential neighborhood and an enhancement to the waterfront of Little Creek.

The PD-R provides for the creation of a multi-family residential development and various commercial uses set forth in the Principal Use chart of the regulations. Development standards for signage (Chapter 16), landscaping (Chapter 17) and parking (Chapter 15) will be subject to the City of Norfolk Zoning Ordinance, 1992.

**PART 2: RECOMMENDATION**

Staff recommends that creation and implementation of the WaterMark Planned Development District be approved.

**MAPS:**

1. Location and Zoning
2. Site
3. Site Plan

**Report Prepared:** May 8, 2002

**Copies Provided to:**

City Planning Commission

Others: Shurl R. Montgomery, Assistant City Manager  
Bernard A. Pishko, City Attorney  
Daniel Hagemeister, Deputy City Attorney  
Sid Baker, Parks and Forestry

Civic Leagues: Camellia Gardens  
East Ocean View